

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Winston-Salem Consortium State: NC

PJ's Total HOME Allocation Received: \$19,593,898 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	18		
<u>Program Progress:</u>							
% of Funds Committed	94.40 %	93.18 %	6	92.82 %	62	62	
% of Funds Disbursed	79.37 %	83.85 %	11	82.38 %	25	29	
Leveraging Ratio for Rental Activities	4.89	5.89	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.94 %	87.69 %	12	80.69 %	49	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.72 %	67.38 %	7	67.01 %	49	48	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	91.60 %	75.79 %	8	79.23 %	81	74	
% of 0-30% AMI Renters to All Renters***	51.57 %	36.12 %	7	44.47 %	66	64	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.43 %	1	93.93 %	100	100	
<u>Overall Ranking:</u>			In State:	5 / 18	Nationally:	79	77
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$10,476	\$9,681		\$24,984	762 Units	49.50	%
Homebuyer Unit	\$13,873	\$11,188		\$14,192	341 Units	22.20	%
Homeowner-Rehab Unit	\$17,761	\$24,015		\$20,036	208 Units	13.50	%
TBRA Unit	\$5,567	\$1,698		\$3,164	227 Units	14.80	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Winston-Salem Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$61,047	\$89,363	\$23,474
State:*	\$66,590	\$80,009	\$24,890
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	12.7	15.0	47.6	15.9
Black/African American:	86.5	76.8	51.4	81.5
Asian:	0.0	0.3	0.0	0.4
American Indian/Alaska Native:	0.7	0.3	0.5	0.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.4
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.6	0.0	0.4
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.1	7.0	0.5	0.9
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HOUSEHOLD SIZE:

1 Person:	34.4	12.6	48.6	50.2
2 Persons:	23.9	20.5	24.5	25.6
3 Persons:	23.1	35.5	10.1	15.4
4 Persons:	12.2	17.0	9.6	6.2
5 Persons:	4.2	8.5	4.3	1.3
6 Persons:	1.3	3.5	1.9	1.3
7 Persons:	0.1	1.5	1.0	0.0
8 or more Persons:	0.8	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	40.0	14.7	18.3	51.1
Elderly:	19.0	2.1	49.5	2.6
Related/Single Parent:	36.9	68.9	13.9	42.7
Related/Two Parent:	1.4	10.6	13.5	1.8
Other:	2.6	3.8	4.8	1.8

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	49.2	0.0 [#]
HOME TBRA:	0.4	
Other:	4.9	
No Assistance:	45.5	

of Section 504 Compliant Units / Completed Units Since 2001 13

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

Group Rank: 79
(Percentile)

State Rank: 5 / 18 PJs

Overall Rank: 77
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	91.94	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	70.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.6	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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